

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 18, 2004

ITEM NO.

SUBJECT	Boldero Grande Preliminary Plat 20-PP-2003
REQUEST	<p>Request to approve a Preliminary Plat for eight (8) residential lots with amended development standards on a 10- acre parcel.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• An eight (8)-lot plat is proposed within the ESL area and the plat protects the 2 washes on the site as NAOS area.• The subdivision is un-gated and will not contain perimeter walls.• A partial abandonment of Smokehouse Trail is proposed with this plat• No adverse public comment has been received
OWNER	Westland Properties Group 480-443-8570
APPLICANT CONTACT	Ken Caldwell LVA Urban Design Studio 480-994-0994
LOCATION	NEC Hayden Rd & Smokehouse Tr Alignment
BACKGROUND	<p>Zoning.</p> <p>The site is zoned R1-43ESL (Residential) District and is in the upper hillside landform. This zoning district allow for plats with minimum parcel sizes of 43,000 sq. ft. and contains the ESL overlay which pertains to developments in the environmentally sensitive lands area and requires NAOS dedication.</p> <p>Context.</p> <p>This subdivision is located at the northeast corner of Hayden Road and Smokehouse Trail. The surrounding property is zoned R1-43ESL to the north, south and east sides of the site. The Winfield Master Planned community is located to the west of the site.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request.</p> <p>The request is for preliminary plat approval on an 8-lot subdivision with amended development standards on a 10-acre parcel located. The site has access from a cul-de-sac extending from Hayden Road on the west side into the site with lots fronting along the internal cul-de-sac. The land is generally level to rolling with slopes generally under 15 percent. Two washes run through the site from northeast to southwest with the central wash having a carrying capacity of 280 CFS and the southerly wash having 147 CFS. Both washes are protected within NAOS areas. Proposed lots 5 and 6 are flag lots</p>

with building envelopes located south of the main wash and utilizing common driveways, to cross the wash at a single point. Lot sizes range in area from 0.76 acres to 1.57 acres. A non-gated entry concept contains stacked boulders and subdivision name identification.

Amended development standards are proposed for lot area (reduction from 43,000 sq. ft. to 32,250 sq. ft.), width (150 ft. to 113 ft), front (40 ft. to 30 ft.), side (20 ft. to 15 ft.) and rear (35 ft. to 27 ft.) yards, each containing a 25 percent reduction. Lot lines abutting the eastern side of the side will not be eligible for the amended development standards. Justification for the area and yard reductions is based on the improved site design with the cul-de-sac located north of the wash and the increased amount of NAOS provided. Building envelopes range from 23,000 to 26,000 sq. ft. in area with the remaining portions of the lots to be retained as NAOS. The plat is not gated and no perimeter walls are proposed.

Key Issues.

Two washes run through the site and are protected as NAOS areas. Proposed lots 5 and 6 are flag lots with building envelopes located south of the main wash and have common driveways crossing the wash. Some of the neighbors had originally requested to have Smokehouse Trail paved adjacent to the site, while other neighbors do not wish paving to occur. Stipulations provide for paving or cash in lieu payment will be made for paving along the frontage of the subdivision.

IMPACT ANALYSIS

Traffic.

Traffic generated from the site will be about 79 vehicle trips per day. The internal cul-de-sac connects onto Hayden Road to the west. Hayden Road and Smokehouse Trail have proposed rights-of-way of 50 and 40 feet respectively. Some neighbors in the area would like to see partial improvement of Smokehouse Trail adjacent to the site. Each of the roads will be paved or cash in lieu payment will be made for paving along the frontage of the subdivision. A partial abandonment of right-of-way along Smokehouse Trail is also included with this plat.

Water/Sewer.

The site will be serviced with City water from existing lines existing along Hayden Road. Individual septic tanks and tile fields will accommodate sewage.

Police/Fire.

Rural Metro has reviewed the application and the proposal conforms to the requirements for fire apparatus standards.

Schools.

Cave Creek Unified School District has been notified of this application and has not objected to this use.

Open space/Scenic Corridors.

Overall 3.27 acres of NAOS is required and 4.22-acres is provided. All NAOS is provided as on-lot NAOS.

Community Involvement.

Two (2) open house meeting were held regarding this proposal and no objections or adverse comments were received.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

Current Planning Services

APPROVED BY

Al Ward
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

Jayna Shewak
Development Planning Manager
Phone: 480-312-7059
E-mail: jshewak@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial close-Up
3. Zoning Map
4. Preliminary Plat
5. Entry Concept
- A. Fire Ordinance
- B. Stipulations
- C. Ordinance Requirements



Urban Design
Studio L.L.C.

20-PP-2003
12-8-2003

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

Project Narrative

BOLDERO GRANDE

Hayden Road at Smokehouse Trail

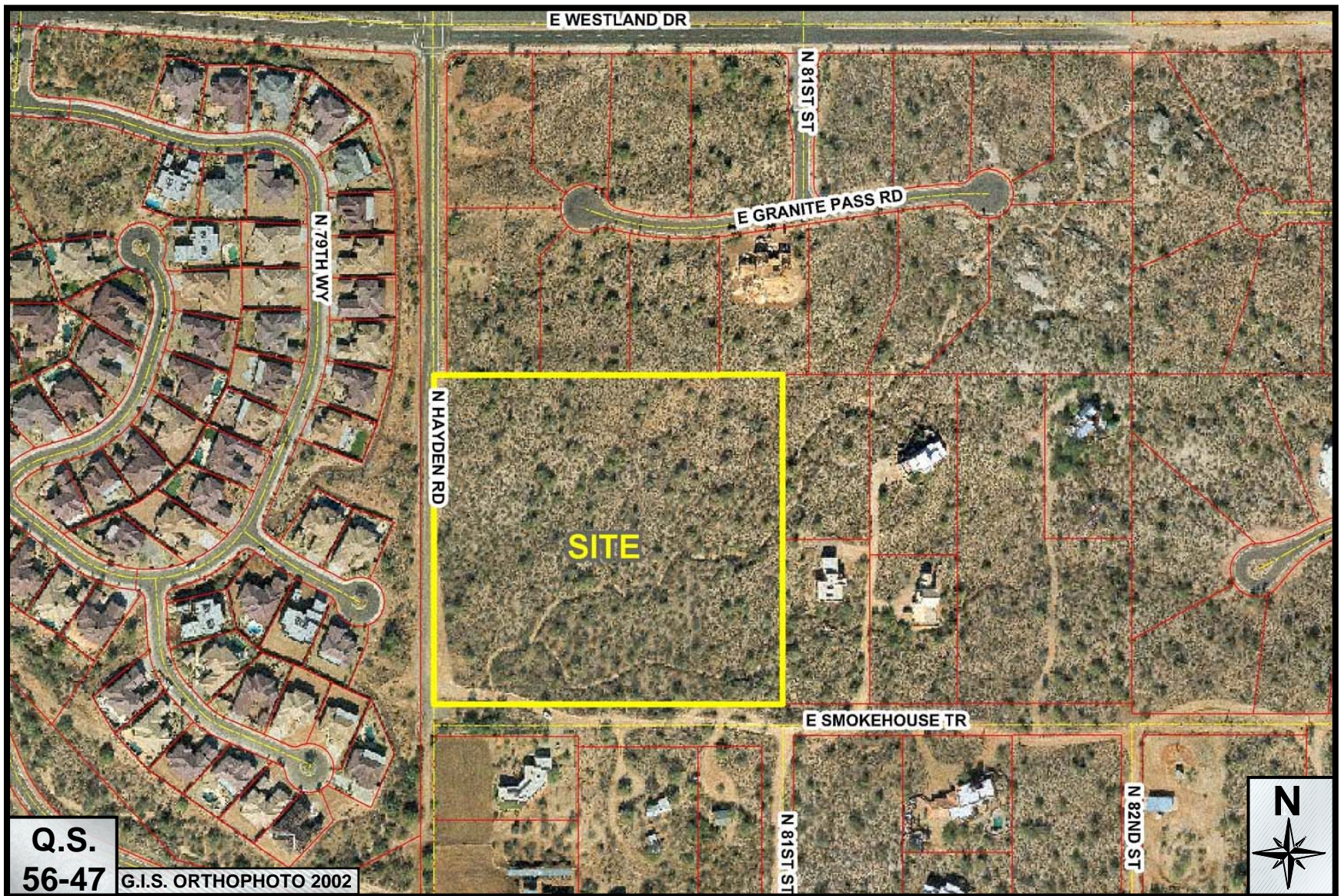
This is an 8-lot un-gated custom home community developed in R1-43 ESL zoning. The development conforms to R1-43 zoning except for a single lot, where amended development standards are sought for lot size. A major wash (approximately 265 c.f.s.) transects the center of the site, which creates a major constraint to lot layout. Crossings of this wash have been minimized and Development Envelopes have been configured to avoid flood limits. A second wash runs along the south side of the property, with a flow of about 145 c.f.s.

Additional N.A.O.S. is being provided, and will be assigned to each lot and tract. Based on Upper Desert slope analysis approximately 3.32 acres of N.A.O.S. are required. An additional 15% or 3.8 acres are being provided; note that 7 of the 8 lots conform to un-amended development standards.

This project uses Development Envelopes on each lot to provide development areas from 16,200 square feet to 24,100 s.f. Several lots use "flag lot" configurations to allow better lot arrangements and to minimize wash crossings.

Boldero Grande is comparable to other similarly-scaled residential uses north and south of Westland Road in the Hayden/Boulders vicinity, providing substantial development envelopes while also preserving large amounts of connected open space and preserved natural vegetation.

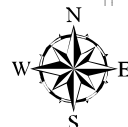




Boldero Grande

20-PP-2003

ATTACHMENT #2A



NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
- CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 8 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- THE MASTER HOMEOWNERS ASSOCIATION OF BOLDERO GRANDE, INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, PRIVATE STREETS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 35' X 15' ALONG THE RIGHT-OF-WAY LINES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET.
- ELECTRIC LINES TO BE INSTALLED PER ARIZONA CORP COMMISSION GENERAL ORDER 0-48.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- A MASTER HYDROLOGY REPORT FOR BOLDERO GRANDE 9 HAS BEEN SUBMITTED TO APPROPRIATE DEPARTMENT FOR REVIEW AND APPROVAL.
- THIS PARCEL'S PLANNED USE IS FOR RESIDENTIAL USE.
- PROPOSED ROADWAY IS PUBLIC.

ESLO NOTES

- LAND DESIGNATED AS WAOs SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (WAOs) SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION AND DEDICATION TO THE CITY OR OTHER ENTITY. WAOs SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDICIOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- TURF IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFSITE OR LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 5 AS INDICATED IN THE MUNSSEL BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED.)

SITE DATA

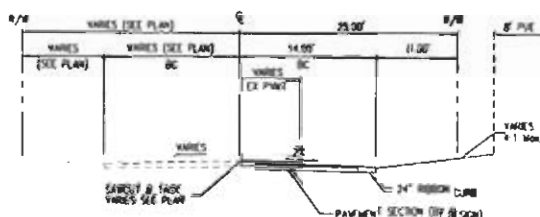
GROSS AREA: 434,805 SF = 9.96 AC
 NUMBER OF LOTS: 8
 ZONING: R1-43 ESO,
 216-47-014
 ACCESSORS PARCEL #:
 SITE ADDRESS: NOT AVAILABLE AT THIS TIME
 LOT WIDTH: 150' MINIMUM
 LOT DEPTH: 270' MINIMUM
 MINIMUM LOT SIZE: 0.92 AC

UTILITIES

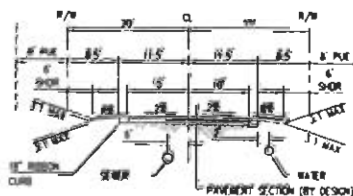
WATER: CITY OF SCOTTSDALE
 SEWER: CITY OF SCOTTSDALE
 REFUSE: CITY OF SCOTTSDALE
 ELECTRIC: ARIZONA PUBLIC SERVICE CO
 TELEPHONE: QWEST COMMUNICATIONS
 GAS: SOUTHWEST GAS

PRELIMINARY PLAT FOR BOLDERO GRANDE

A FIFTH 1/4 OF THE NORTHWEST 1/4 QUARTER
 OF THE NORTHWEST 1/4 QUARTER OF THE SEVENTH T. 14 N. R. 6 E. S. 6 E. 1/4



HATCHER ROAD AND
EAST SHOCKHOUSE TRAIL
(PUBLIC - HALF STREET)
NTS



EAST SOARING EAGLE WAY
(PRIVATE ROAD)
NTS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	DATE	DATE OF FIRM (Under Date)	FIRM ZONE	BASE FLOOD ELEVATION (On Adj Zone, New Depth)
04000000	820	7-19-01	7-19-01	X	N/A

ENGINEER'S CERTIFICATION:
 THE (LOWEST FLOOD ELEVATION) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISION CODE, CHAPTER 30 -- FLOODWAYS & FLOOD PLANS ORDINANCE.

20-PP-2003

2-19-04

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST 1/4 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND GALT RIVER BASE AND MERIDIAN.

BASE OF BEARING

THE NORTH-SOUTH AND SECTION ONE (THE LINE WHICH BEARS SOUTH 00° 00' 00\"/>

SHEET INDEX

COVER SHEET 1
 PRELIMINARY PLAT 2



ENGINEER

SKG ENTERPRISES, INC.
 1000 EAST BROADWAY DRIVE
 SUITE 140
 SCOTTSDALE, ARIZONA 85068
 PH: 480-998-5600
 FX: 480-998-5603
 CONTACT: MICHAEL BRUNSWICK

DEVELOPER / OWNER

TRIMARK DEVELOPMENT, INC.
 1333 NORTH GREENFIELD
 SUITE 101
 SCOTTSDALE, ARIZONA 85068
 PH: 480-854-3830
 FX: 480-854-3838
 CONTACT: GARY STANLEY

LAND SURVEYOR

EXTREME LAND SURVEYING, INC.
 P.O. BOX 20118
 PHOENIX, ARIZONA 85068
 PH: 602-514-8715
 FX: 602-482-0299
 CONTACT: MIKE F. JENNINGS

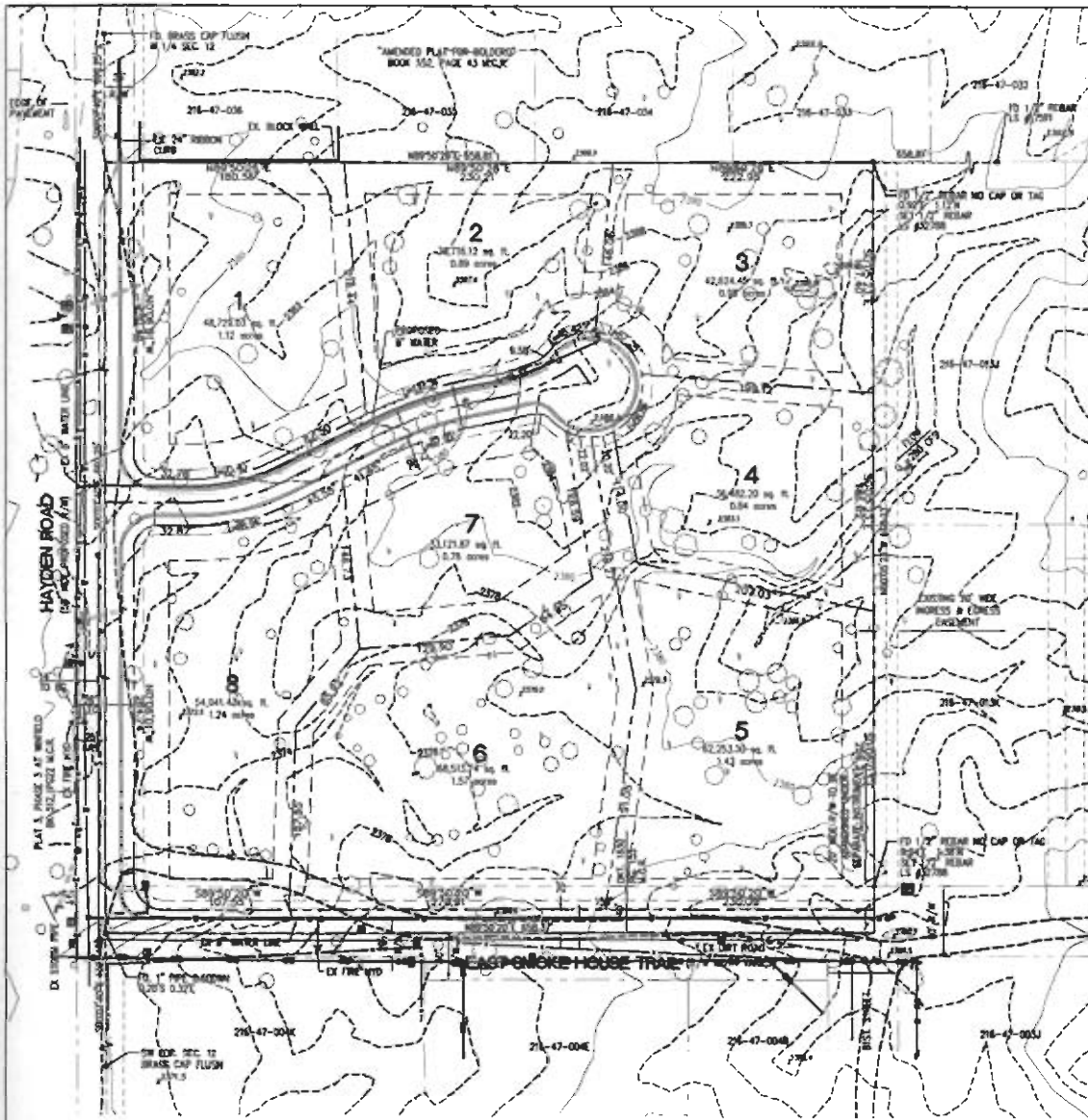
LANDSCAPE ARCHITECT

LEN URBAN DESIGN STUDIO, LLC
 1202 EAST MAIN STREET
 SCOTTSDALE, ARIZONA 85068
 PH: 480-994-0994
 FX: 480-994-1330
 CONTACT: KEVIN CALDWELL

BENCHMARK

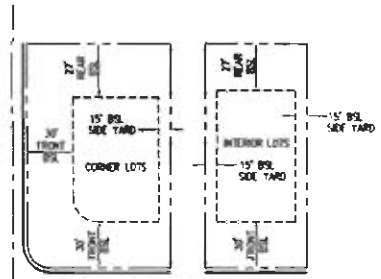
BLM MARK 140119, 1000' (8' 10\"/>

DATE: 2-19-04		SCALE: 1\"/>	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	
PROJECT: 20-PP-2003		SHEET: 1 OF 2	
DRAWN BY: SKG		CHECKED BY: SKG	
DATE: 2-19-04		DATE: 2-19-04	



LEGEND

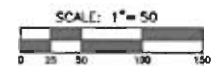
- O/E — EXISTING OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC LINE
- C — EXISTING GAS LINE
- 2.500 — EXISTING 2 FOOT CONTOUR
- 2.500 — EXISTING 10 FOOT CONTOUR
- X — EXISTING FENCE
- — EXISTING PROPERTY LINE
- — PROPOSED PROPERTY LINE
- — EXISTING SPOT ELEVATION
- — BUILDING SET BACK LINE
- W — PROPOSED 18" WATER LINE
- PUE — PUBLIC UTILITY EASEMENT
- VMAE — VEHICLE NON-ACCESS EASEMENT



TYPICAL LOT DETAIL
NTS

NOTE

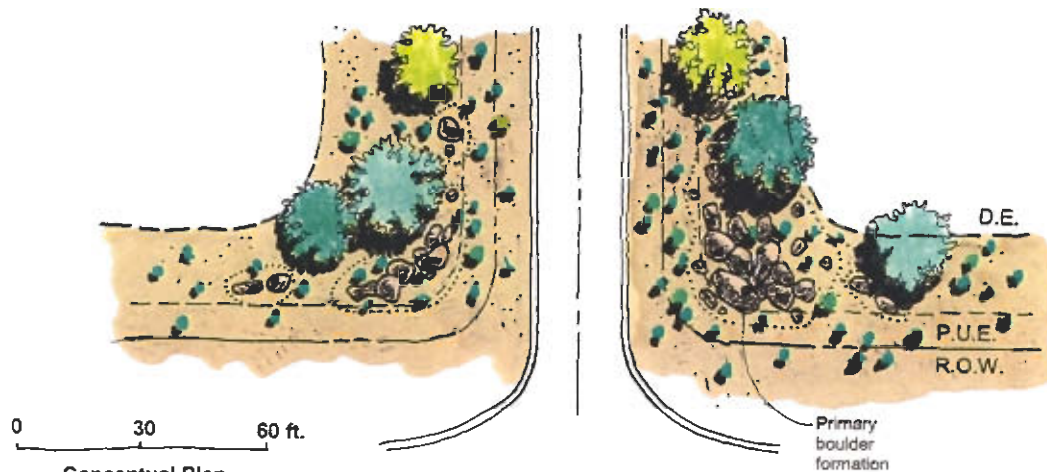
EXISTING WATER LINES ON HAYDEN ROAD AND EAST SMOKEHOUSE TRAIL WAS CONSTRUCTED EITHER BY OTHERS OR UNDER THE CITY OF SCOTTSDALE CAPITAL IMPROVEMENT PROJECT. THE DEVELOPER SHALL VERIFY ON THE STATUS / EXISTENCE OF PAY BACK AGREEMENTS FOR THESE IMPROVEMENTS.



SKG ENTERPRISES, INC.
REGISTERED PROFESSIONAL CIVIL ENGINEER
1234 E. Main Street, Suite 100, Scottsdale, AZ 85260 (480) 555-1234

DATE: 08-15-2024
BY: [Signature]
SCALE: 1"=50'
SHEET: 2 OF 2

PROJECT: PRELIMINARY PLAT FOR BOLDERO GRANDE



Conceptual Plan

Hayden Road

R.O.W.

P.U.E.

D.E.

C.L.

public street

sign by
separate
permit

0 4 8 ft.

Conceptual Elevation

(architecture is
hypothetical)

BOJDERO GRANDE

Entry Concept

Stacked native granite boulders set on and into earth berming to re-create a natural boulder formation with a natural plant community. Boulder sizes and shapes will vary, general range is from ½ ton to 5 tons. Some may be salvaged from the site if available. The formation will include balanced and/or stacked boulders and a flat-faced boulder to carry the project name.

20-PA-03
547-PA-03

LVA
Urban Design
Studio L.L.C.

7502 East Main Street
Scottsdale, Arizona 85251
Phone: 480-994-0994
Fax: 480-994-7332
www.lvasign.com

0358 12-9-2003/kc

**BOLDERO GRANDE
NEC. HAYDEN ROAD
& SMOKE HOUSE TRAIL
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

NO ON STREET PARKING. ALL STREETS & PRIVATE DRIVES SHALL HAVE 100 YEAR STORM ACCESS.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -ONE-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL PRIVATE DRIVEWAYS SHALL CONFORM TO THE FIRE DEPT. GUIDE LINES FOR EMERGENCY VEHICLE ACCESS.

RESIDENTIAL SUBDIVISION - BOLDERO GRANDE
STIPULATIONS FOR 20-PP-2003

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Any future proposed entry features require development review board and/or staff approval.
2. Final plat shall identify the use and maintenance of any land not used for residential lots.
3. The landscape plan for any model home(s) shall be submitted for final plans review and approval.
4. The boulder/entry statement shall not be located within the sight triangles as shown on the final plat.

WALL DESIGN:

1. No site or perimeter walls may be located closer than 15 feet from a side or rear property line.
2. All screen walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
3. No chain link fencing shall be allowed.

LANDSCAPING/NAOS:

1. The minimum dedicated on-lot NAOS for the entire site may not be less than 5 acres.
2. Incorporate existing vegetation into the landscape design.
3. Provide only plant material indigenous to this site.
4. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site.
5. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
6. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall

ATTACHMENT B

have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

7. No visible turf areas are permitted.
8. The Developer shall provide a minimum of 4.22 acres of NAOS shall be provided with the ultimate development of this site.
9. The developer shall provide verification that a maximum of 30% of the NAOS provided on each lot is re-vegetated NAOS while the remaining amount is undisturbed NOAS.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. *The developer shall dedicate 25 feet of half street right of way for Hayden Road. The streets shall be designed to Local collector standard with 12 ft of pavement and 2 ft of ribbon curb to be aligned with the ex. Curb to the north.*
2. *The developer shall dedicate right of way for Smokehouse Trail. Required right of way for half Street Improvement shall be 20 ft wide. (The existing right of way is 40 foot). The roadway improvements for a half Street shall be 20 ft wide asphalt pavement with 1.5 ft wide curb on the north side and a thickened edge on the south side of Smokehouse Trail. In Lieu Payment is required in lieu of these Improvements, and developer need to re-route the ex. Dirt road to the ultimate road way location.*
3. *The developer shall dedicate a one-foot wide vehicular non-access easement on all perimeter roads abutting the proposed subdivision, except at approved driveway locations.*
4. *Provide detailed road cross sections of all perimeter roads for this development and demonstrate that sufficient right of way is dedicated to build required road improvements. The cross sections shall be scaled drawings, 1=10 Horizontal and 1=2 ft vertical. Plot the existing ground line. Show public utility and public access easements on the street cross sections.*
5. *The developer shall show the following easements on the construction documents for the following items: public utilities, public access, drainage and slope embankments for roads.*
6. *Dedicate an eight- foot public utility easement along Hayden Road and Smokehouse Trail.*
7. *Show all new and existing culvert locations on the construction documents.*

INTERNAL CIRCULATION:

1. *Internal streets shall be constructed to the local residential street standard, figure 700-5, of the ESL Road Design Standards. Use Figure 700-6, of the ESL Road Design Standards for all proposed cul-de-sac.*
2. *The developer shall dedicate 40 feet of right of way for all internal residential streets.*

TRAFFIC SIGNALS:

1. *The developer shall not be required to contribute in lieu fees for any future traffic signals on Dynamite Boulevard.*

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.
 - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONSDRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the master drainage report and plan, subject to review and approval by city staff.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - c. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - e. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

- h. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
- 3. STORM WATER STORAGE REQUIREMENT. Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event.
 - a. Storage basin capacity shall not be reduced by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
- 3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless the developer submits an approved Request for Waiver form to the Plan Review and Permit Services Division.
 - a. Request for Waiver Review forms, subject to review and approval by city staff, shall be submitted to the Community Development Division. See Section 2 of the Design Standards and Policies Manual for waiver criterion.
 - b. Request for Waiver Review forms shall:
 - (1) Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2) Include an estimate for payment in-lieu of on-site storm water storage. The amount of payment in-lieu is subject to approval by city.
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.
 - e. Improvement plans shall NOT be submitted to the city for review until the developer has obtained the waiver approval.
- 4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
- 5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
- 6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.

7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 25 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."

- k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
 - a. Provide a vicinity map that indicates the precise location of the bridge(s).
 - b. Provide the names and addresses of the developer, contractor, and engineer.
 - c. Show the associated "DR" or "PP" numbers.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
 - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
 - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONSWATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans.
3. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
4. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
4. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.

5. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
6. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
7. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
8. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
9. MANHOLE LOCATION. Manholes shall not be located on lots.
10. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.

- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Hayden Road	<i>Local collector</i>	<i>25 feet of half street</i>	1) Below		
Smokehouse Trail	Local Residential	<i>20 feet of half street</i>	2). Below		

1). *Local collector standard with 12 ft of pavement and 2 ft of ribbon curb to be aligned with the ex. Curb to the north*

2). *The roadway improvements for a half Street shall be 20 ft wide asphalt pavement with 1.5 ft wide curb on the north side and a thickened edge on the south side of Smokehouse Trail. In Lieu Payment is required in lieu of these Improvements, and developer needs to re-route the ex. Dirt road to the ultimate road way location. Note, the dedication and improvement requirements described in Roadway, Intersection and Access Design take precedence over the above requirements, which are for informational reference only.*

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTSWATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.
3. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

* CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.
- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

DIGITAL SUBMITTAL REQUIREMENT (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.

PLANNING PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscaped areas. Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a final plat with the following information:
 - a) Zoning of property.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
8. The applicant shall provide on an unrecorded supplemental document the total square footage of each lot less the square footage of any areas dedicated to natural area open space (NAOS), and tracts at the time of final plat submittal for use by the Water Department for goal billing.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. Lot area/width/or depth shall comply with district standards or amended district standards of case No. 20-PP-2003.
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.

NATURAL AREA OPEN SPACE (NAOS):

1. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage, which shall have a minimum width of 20 feet. Any alterations to this shall be approved by Project Coordination staff.
2. Submit a detailed graphic and calculation worksheet indicating the required amounts of NAOS based on the Zoning Ordinance at the time of final plans submittal. If any of the designated NAOS areas will be disturbed by cuts and fills, drainage swales, or culverts, or other construction, submit a detailed graphic and calculation worksheet depicting areas within the NAOS which require revegetation due to construction disturbance.
3. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review and Permit Services staff in compliance with the Zoning Ordinance.
4. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
5. The applicant shall provide documentation of proposed distribution of Natural Area Open Space (NAOS) required for right-of-way to lots or common areas prior to final plat approval.
6. Submit a detailed graphic and calculation worksheet indicating the required and provided amounts of NAOS based on the hillside criteria at the time of final plans submittal.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA) and the City of Scottsdale ELSO plant list.
2. Provide documentation required for issuance of a Native Plant Permit. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.

3. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on site, per the Zoning Ordinance.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.
2. Cuts and fills exceeding eight feet from natural grade will require a separate Development Review Board approval.

OTHER:

1. Comply with conditions of case No.: 20-PP-2003 and 2-ZN-1985.

DEVELOPMENT STANDARDSSUBDIVISION NAME Boldero GrandeCASE # 20-PP-2003ZONING R1-43 ESL PCD PRD ESL **X**

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	43,000 SF	32,250 SF	25%
B. MIN. LOT WIDTH			
1. Standard Lot	150 feet	112.5 feet	25%
2. Flag Lot	20 feet		
C. MAXIMUM BUILDING HEIGHT	24 feet (ELSO 2)		
D. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	40 feet	30 feet	25%
• FRONT (to face of garage)	40 feet	30 feet	25%
• FRONT (corner lot, side street)	40 feet	30 feet	25%
• FRONT (corner lot, adjacent to key lot, side street)	40 feet	30 feet	25%
• FRONT (double frontage)	40 feet	30 feet	25%
2. SIDE YARD			
• Minimum	20 feet*	15 feet	25%
• Minimum aggregate	40 feet	30 feet	25%
3. REAR YARD			
• Standard Depth	35 feet*	27 feet	25%
• Min. Depth (% of difference which can be occupied)			
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	10 feet	7.5 feet	25%
2. Main Buildings/Adjacent Lots	40 feet	30 feet	25%
F. MAXIMUM WALL HEIGHT			
1. FRONT	3 feet		
2. SIDE	8 feet		
3. REAR	8 feet		
4. Corner side not next to key lot	8 feet on PL		
5. Corral fence height (on prop line)	6 feet on PL		
G. DEVELOPMENT PERIMETER SETBACKS			
H. APPLICABLE ZONING CASES			
I. NOTES & EXCEPTIONS * No reduction in the side or rear yards shall be permitted for such yards abutting the eastern boundary of this site **No site or perimeter walls may be located closer than 15 feet to any side or rear property line.			

Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

Incomplete submittals will not be accepted.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

- ☒ _Basis of Water Design Report_____
- ☒ _Basis of Sewer Design Report _____
- ☐ _____
- ☐ _____
- ☐ _____

Civil Improvement Plan Submittal Requirements
--

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
 - ☒ Two Copies of Completed 404 Certification Form
 - ☒ Two Copies of the Notice of Intent (NOI)
 - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☒ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)
- ☐ Preliminary Plat
- ☒ Final Plat (for reference only)
- ☒ ALTA Survey
- ☐ Map of Dedication

5. EASEMENTS/DEDICATIONS

☐ _____

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☒ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input type="checkbox"/> Master **	<input checked="" type="checkbox"/> Basis Of Design **
Circulation	<input type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

- ☒ Geotechnical Report
- ☐ Structural Report
- ☐ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ _____
- ☐ _____
- ☐ _____

PLANNING

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☐ Landscape & irrigation plans
- ☒ Slope Analysis
- ☒ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

Final Plat Submittal Requirements
--

All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.